018.0	0009	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	925,400 / 925,400
					USE VALUE:	925,400 / 925,400
					ASSESSED:	925,400 / 925,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CELLA JOSEPH A/STEVEN R
Owner 2:	
Owner 3:	
Street 1:	34 SPY POND PKWY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	CELLA ANN M & JOSEPH A -
Owner 2:	CELLA STEVEN R -
Street 1:	34 SPY POND PKWY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,960 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1949, having primarily Clapboard Exterior and 1286 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8960.000	164,100	200	761,100	925,400
Total Card	0.206	164,100	200	761,100	925,400
Total Parcel	0.206	164,100	200	761,100	925,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 719.71 | /Parcel: 719.7

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 13498
GIS Ref:
GIS Ref:
Insp Date: 02/21/20

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 018.0-0009-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,500	200	8,960.	761,100	963,800	963,800	Year End Roll	12/18/2019
2019	101	FV	178,500	200	8,960.	833,400	1,012,100	1,012,100	Year End Roll	1/3/2019
2018	101	FV	172,400	200	8,960.	530,400	703,000	703,000	Year End Roll	12/20/2017
2017	101	FV	172,400	200	8,960.	484,900	657,500	657,500	Year End Roll	1/3/2017
2016	101	FV	172,400	200	8,960.	394,000	566,600	566,600	Year End	1/4/2016
2015	101	FV	197,900	200	8,960.	394,000	592,100	592,100	Year End Roll	12/11/2014
2014	101	FV	148,600	200	8,960.	359,100	507,900	507,900	Year End Roll	12/16/2013
2013	101	FV	148,600	200	8,960.	341,700	490,500	490,500		12/13/2012

!1597!

PRINT

Date	Time
12/10/20	17:10:31

LAST REV

Date	Time
02/26/20	08:32:09
mmcmakin	
1597	

USER DEFINED

Prior Id # 1:	13498
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CELLA ANN M & J	44152-2		11/23/2004	Family	1	No	No		
CELLA ANN/ETAL	27499-202		7/22/1997		100,000	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/19/2013	1101	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
2/21/2020	Inspected	PT	Paul T
12/2/2017	MEAS&NOTICE	BS	Barbara S
5/2/2014	External Ins	PC	PHIL C
1/8/2014	Info Fm Prmt	EMK	Ellen K
4/2/2009	Meas/Inspect	163	PATRIOT
3/25/2004	Inspected	BR	B Rossignol
3/27/2000	Inspected	264	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	243	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8960		Sq. Ft.	Site		0	85.	1.00	2			Water F	30					761,124						761,100	

Total AC/HA: 0.20569 | Total SF/SM: 8960 | Parcel LUC: 101 | One Family | Prime NB Desc: KEL/MANOR | Total: 761,124 | Spl Credit | Total: 761,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:	k - Kelwyn Manor		

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	128.237
Other Features:	62952
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	237824
Depreciation:	73725
Depreciated Total:	164098

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB					

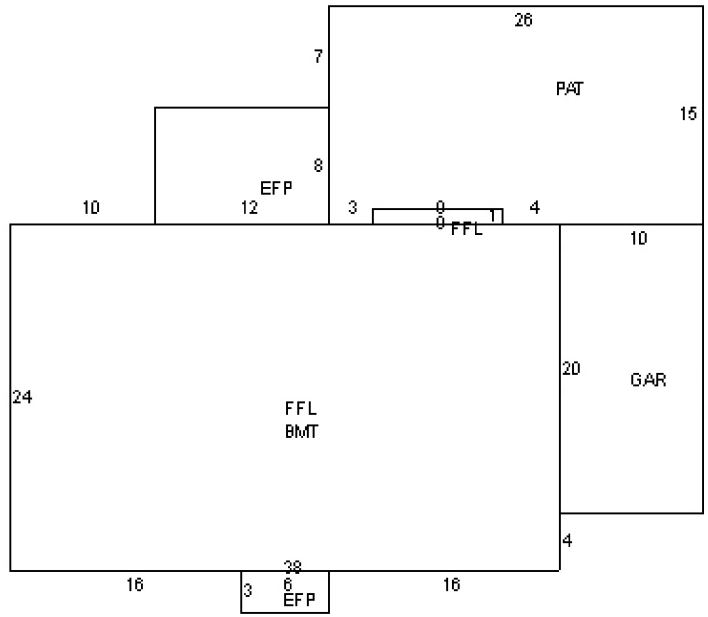
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	128.24
Special Features:	0	Val/Su Net:	64.91
Final Total:	164100	Val/Su SzAd	178.18

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	921	128.240	118,106
BMT	Basement	912	48.470	44,208
PAT	Patio	381	3.230	1,232
GAR	Garage	200	27.500	5,499
EFP	Enclos Porch	114	51.100	5,826

Net Sketched Area:	2,528			Total:	174,871
Size Ad	921	Gross Are	2528	FinArea	1286

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 018.0-0009-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X17	F	PR	1960	4.01	T	65.3	101			200			200

More:	N	Total Yard Items:	200	Total Special Featues:		Total:	200